

CHAPTER IV

THE FUTURE USE OF LAND

THIS CHAPTER WILL TREAT THE LAND PLANNING PRINCIPLES AND GUIDELINES WHEREON THE LAND DEVELOPMENT PLAN IS BASED. IT WILL ALSO DESCRIBE THE PROPOSED LAND DEVELOPMENT PLAN'S ELEMENTS AND EXPLAIN THE PLANNING TOOLS WHICH ARE AVAILABLE TO IMPLEMENT THE PLAN.

LAND PLANNING PRINCIPLES

AS WITH ANY OTHER KIND OF ORGANIZING OR PLANNING, THERE MUST BE CERTAIN RULES OF THUMB, CERTAIN PRINCIPLES, WHICH GOVERN THE METHODOLOGY USED AND POINT OUT THE GOALS SOUGHT. THE GENERAL OBJECTIVES OF GOOD COMMUNITY PLANNING ARE THESE:

- A. TO CONSERVE AND DEVELOP SAFE, SOUND AND ATTRACTIVE RESIDENTIAL NEIGHBORHOODS THROUGH PROPER DESIGN PRACTICES, THE PROVISION OF AMPLE OPEN SPACE AND ADEQUATE COMMUNITY FACILITIES, AND THE ENFORCEMENT OF CODES AND ORDINANCES.
- B. TO ESTABLISH AN ADEQUATE SYSTEM OF MAJOR STREETS AND HIGHWAYS, IN RELATION TO DESIRABLE LAND USE PATTERNS, AND TO PROVIDE FOR THE COMMUNITY A HIGH LEVEL OF COMMUNITY FACILITIES THROUGH WHATEVER MEANS ARE MOST FEASIBLE FROM THE STANDPOINT OF SERVICE, ECONOMY, AND GOVERNMENTAL ORGANIZATION.
- C. TO CONSERVE AND DEVELOP COMPACT COMMERCIAL AREAS OFFERING SHOPPER AND CONVENIENCE GOODS AND ASSORTED SERVICES IN APPROPRIATE LOCATIONS WITH DUE REGARD FOR EFFICIENT CIRCULATION AND AMPLE PARKING.
- D. TO ESTABLISH EXPANSION ROOM AND NEW SITES FOR INDUSTRY AND WHOLESALING OPERATIONS IN HARMONY WITH COMMUNITY DEVELOPMENT AND GOOD PRINCIPLES OF INDUSTRIAL SITE LOCATION.

THE ELEMENTS OF AN EFFICIENT CIRCULATION SYSTEM ARE AS FOLLOWS:

- A. RADIAL STREETS -- WHICH CARRY TRAFFIC TO AND FROM DOWNTOWN AND OUTLYING AREAS. THIS IS AN IMPORTANT TRAFFIC MOVEMENT.
- B. THE LOOP SYSTEM -- WHICH CARRIES TRAFFIC BETWEEN SUBURBAN AREAS OF THE CITY WITHOUT ITS HAVING TO GO THROUGH OR BY THE DOWNTOWN.